

### 3 Bedroom House for Sale in Xylofagou, Larnaca District

Modern house under construction for sale in Larnaca, Xylofagou. The house includes a spacious living room, kitchen, three bedrooms and two bathrooms. Ceramic tiles on the floor. There is a terrace, a barbecue area and a swimming pool with a shower. Thermal insulation technologies are used in the house, the 3 kW photovoltaic system is turned on. The property provides covered parking and a storage room. The project is made of high quality materials and is located near the urban infrastructure. The sea is about a 7-minute drive away. The pool is not included in the price.

#### Property Info

Covered Area **165**  
 Furnishing **Unfurnished**  
 Energy Efficiency **A**  
 Air Conditioning **No**

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number **125642**  
 Property type **House**  
 Condition **Brand New**  
 Bathrooms **2**

#### Amenities

##### Location

**Location:** Xylofagou Region: **Larnaca**

## Price: €280 000 + VAT

VAT for this property is **€17,564** or **€53,200**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 697.00/m<sup>2</sup></b>		

## Representative: DOM Real Estate

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## Price change history

€280 000 on Mar 7, 2025



